

## NOTICE OF PUBLIC MEETING

### TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on September 1, 2021, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:

- I. **Welcome/Call Meeting to Order.**
- II. **Public Comments**
- III. **Consideration and action regarding the minutes of the meeting August 4, 2021.**
- IV. **Consideration and Action of the items recommended for Summary Action.**
- V. **Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
- VI. **Reconvene in Public Session.**
- VII. **Consideration and Action of the Commercial Applications and Covenant Violations.**
  - A. Consideration and action for the proposed HVAC and rooftop equipment to include a metal panel screen wall.  
8401 New Trails Drive LLC / Indorama Ventures Oxides  
8401 New Trails Drive, Suite 150  
Lot 3000 Block 0051 Section 0999 Village of Research Forest
  - B. Consideration and action for the proposed central plant yard and water tank enclosure that includes tree and vegetation removal and additional site work.  
8401 New Trails Drive LLC / Indorama Ventures Oxides  
8401 New Trails Drive, Suite 150  
Lot 3000 Block 0051 Section 0999 Village of Research Forest
  - C. Variance request for proposed temporary decorative window paintings to be displayed prior to the approved time period.  
Regency Centers LP / The Woodlands Children's Museum  
4775 W. Panther Creek Drive, Suite 280  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
  - D. Consideration and action for the proposed upgrade of T-Mobile cell tower equipment.  
The Woodlands Land Development LP / T-Mobile  
1799 Research Forest Drive  
Lot 5800 Block 0350 Section 0999 Village of Research Forest
  - E. Consideration and action for the proposed upgrade of AT&T cell tower equipment.  
The Woodlands Land Development LP / AT&T  
1799 Research Forest Drive  
Lot 5800 Block 0350 Section 0999 Village of Research Forest
- VIII. **Consideration and Action of the Residential Applications and Covenant Violations.**

1. Variance request for the proposed new home construction that exceeds the maximum hard surface area and living area allowed.  
Jeff Paul Custom Homes, Ltd.  
126 S Timber Top Drive  
Lot 13, Block 01, Section 15 Village of Grogan's Mill
2. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
John E Tesch  
30 South Cypress Pine Drive  
Lot 17, Block 05, Section 05 Village of Panther Creek
3. Request for variance for a proposed patio cover with summer kitchen and seat wall that exceeds the maximum hard surface are for the lot.  
Stephen R Sorge  
55 Crisp Morning Circle  
Lot 14 Block 01 Section 93 Village of Alden Bridge
4. Request for variance for a proposed fence that exceeds the maximum height allowed.  
Richard J Roosa  
10 Sutton Mill Place  
Lot 46 Block 01, Section 03 Village of Sterling Ridge
5. Request for variance for a proposed roof that will not meet the Development Criteria for Section 11 of Creekside Park.  
Otis and Candy Schilling  
94 North Sage Sparrow Circle  
Lot 20, Block 04, Section 11 Village of Creekside Park
6. Request for variance for an existing swimming pool that encroaches the rear ten foot easement.  
Aaron Shea Abbot  
135 West Arbor Camp Circle  
Lot 69, Block 01, Section 04 Village of Creekside Park
7. Request for variance for an existing driveway widening that exceeds the maximum width allowed  
Jonathan Sanderson, Sr.  
6 Canopy Green Drive  
Lot 02, Block 01, Section 21 Village of Creekside Park West
8. Request for approval of a Home Business - Firearms  
Rodney C. Thomas  
2 Cane Mill Place  
Lot 20 Block 03 Section 13 Village of Alden Bridge
9. Request for approval of a Short Term Rental.  
Gerardo Suarez/Spindle Tree LLC  
142 E. Spindle Tree Circle  
Lot 11, Block 01, Section 73 Village of Sterling Ridge
10. Request for approval of a Short Term Rental.  
Alejandro Zermeno Rodriquez

63 South Victoriana Circle  
Lot 16, Block 01, Section 07 Village of Creekside Park

11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Gary D Woo  
114 Heritage Mill Circle  
Lot 6, Block 1, Section 4 Village of Creekside Park

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

John T & Carol A Rubich  
19 Keelrock Place  
Lot 106, Block 1, Section 50 Village of Alden Bridge

13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Lester Rodriguez & Evgenia Babaeva  
51 Lindenberry Circle  
Lot 23, Block 2, Section 27 Village of Creekside Park

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Xin Xuemei & He Haiping  
122 Gildwood Place  
Lot 14, Block 01, Section 13 Village of Creekside Park West

15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Jamie M Bonifaz  
138 North Westwinds Circle  
Lot 27, Block 1, Section 3 Village of Harper's Landing at College Park

16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Joel Verges Andreu  
111 Birch Canoe Court  
Lot 24, Block 1, Section 20 Village of Creekside Park West

17. Request for approval of a Home Business - Firearms

Rodney C. Thomas  
2 Cane Mill Place  
Lot 20 Block 03 Section 13 Village of Alden Bridge

18. Variance request for a proposed patio cover with summer kitchen & tv wall that does not respect the 25 foot rear setback.

Matthew Valicevic  
26 Juniper Grove Place  
Lot 17 Block 01 Section 44 Village of Alden Bridge

19. Variance request for a proposed driveway widening that exceeds the maximum width allowed.

Philip and Meagan Mulle

7 Frosted Lilac Court  
Lot 30, Block 01, Section 32 Village of Creekside Park West

20. Variance request for existing walkways that exceed the maximum width allowed, are not located a minimum of one foot from the property lines and exceed the maximum Hard Surface Area allowed.  
Ahmad R Sahebjami  
146 Golden Autumn Place  
Lot 12 Block 03 Section 84 Village of Alden Bridge
21. Variance request for an existing aviary that does not respect The Woodlands Residential Development Standards and Covenants and may have an adverse impact on neighboring properties.  
Geoffrey B Reeder  
27 Mulberry Glen Place  
Lot 15 Block 01 Section 28 Village of Alden Bridge
22. Variance request for an existing fence stain that is not an approved color.  
Michael A Graves  
65 E Sandalbranch Circle  
Lot 12 Block 02 Section 18 Village of Alden Bridge
23. Variance request for an existing basketball goal located on the Cul de Sac in the street right of way of Whitbarrow Place.  
Daniel Zaleski  
15 Whitbarrow Place  
Lot 04, Block 01, Section 28 Village of Creekside Park West
24. Variance request for two existing patio covers with paving that does not respect the 20 foot rear setback and the rear ten foot and side five foot easements. Additionally, existing pool decking does not respect the rear ten foot easement.  
Almazan New Haven Apartments LLC  
23 Prairie Falcon Court  
Lot 27, Block 01, Section 12 Village of Creekside Park

**IX. Report of the November and December Development Standards Committee meetings.**

**X. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and any promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic.**

**XI. Member Comments**

**XII. Staff Reports**

**XIII. Adjourn**



A handwritten signature in black ink, appearing to read "Stephanie B. Leno".

Covenant Administration Manager  
For The Woodlands Township